

- # NOTES
1. EXISTING LAND USE: VACANT.
  2. PROPOSED LAND USE: RESIDENTIAL, MIXED USE AND PARK.
  3. EXISTING ZONING: CITY OF LAKE FOREST - PORTOLA HILLS PLANNED COMMUNITY SINGLE FAMILY, MULTIFAMILY, MIXED USE, PARK, & OPEN SPACE.
  4. PROPOSED ZONING: CITY OF LAKE FOREST - PORTOLA HILLS PLANNED COMMUNITY SINGLE FAMILY, MULTIFAMILY, MIXED USE, PARK, & OPEN SPACE.
  5. WATER SERVICE PROVIDED BY: IRVINE RANCH WATER DISTRICT.
  6. WASTEWATER SERVICE PROVIDED BY: IRVINE RANCH WATER DISTRICT.
  7. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA Edison COMPANY.
  8. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY.
  9. TELEPHONE SERVICE PROVIDED BY: SOUTHERN CALIFORNIA TELEPHONE COMPANY.
  10. CABLE SERVICE PROVIDED BY: COX TELECOMMUNICATION.
  11. SOID WASTE MANAGEMENT IS UNDER THE JURISDICTION OF: COUNTY OF LOS ANGELES ENVIRONMENTAL MANAGEMENT AGENCY DEPARTMENT.
  12. PROJECT IS LOCATED WITHIN THE SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT. NO BUILDINGS EXIST ON THIS SITE.
  13. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
  14. DRAINAGE FACILITY SHALL BE DESIGNED IN ACCORDANCE WITH THE MASTER PLAN OF DRAINAGE, AND COUNTY OF ORANGE GRADING AND EXCAVATION CODE.
  15. ALL GRADING, SLOPE TERRACE DRAINS AND DOWN DRAINS SHALL CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA GRADING AND EXCAVATION CODE.
  16. ALL SLOPES SHALL BE 2:1 UNLESS OTHERWISE NOTED.
  17. THE PARK REQUIREMENT FOR THIS PROJECT IS 5.0 AC. AND SHALL BE SATISFIED BY A COMBINATION OF THE FOLLOWING: 1.0 AC. ON AND OFF SITE, THE ADJOINING TRACT (17300) WILL BE ALLOWED TO JOINTLY UTILIZE THE SURPLUS PARK CREDIT TO MEET ITS OWN PARK REQUIREMENT.
  18. WE RESERVE THE RIGHT TO FILE MULTIPLE FINAL MAPS ON SUBJECT TENTATIVE.
  19. 200 606-301-1000 FAX 200 606-341-0809
  20. THE PROJECT C.C. & R'S SHALL INCLUDE PROVISIONS FOR PARKING, RESTRICTION OF COMMERCIAL VEHICLES, AND PERMITTING ENCROACHMENT FOR LARGE VEHICLE MAINTENANCE VEHICLES PER MUNICIPAL CODE, SECTION 12.12.020-PERMIT.
  21. PER FIRM MAPS 06059003171H AND 06059003366H, THE PROJECT GRADING DOES NOT RESIDE WITHIN FLOOD HAZARD ZONE LIMITS.
  22. MAINTENANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE HOA AND DETENTION BASIN AND PRIVATE STORM DRAINS, SHALL BE BY THE HOA. IN LOT 315, 314, 317, 318, A, D and X.
  23. THE PROJECT GRADING DETENTION FACILITIES AND STORM DRAINS IN LOT 316 (5-ACRE COMMUNITY PARK) TO BE OWNED AND MAINTAINED BY THE CITY OF LAKE FOREST.
  24. TOTAL PROJECT AREA: 2,267.00 CYS, FILL = 2,267.00 CYS, SELECT FILL MATERIAL = 368.000 CYS.
  25. ISLANDS SHOWN ON PLAN IN CUL-DE-SACS ARE PLANTED AND PER OCTA ATTACHMENT 18.
  26. ALL NEW STREETS ARE PRIVATE, EXCEPT FOR A PORTION OF "A" AT SR9.
  27. NAP PARCEL OWNED BY IRWD FOR PRESSURE REDUCING STATION

### DEVIATION

1. CUL DE SAC LENGTH: FROM 800' TO 950' - "B" STREET

LOT SUMMARY		Number	Maintenance	Acres
Lot No.	Land Use	of Units	Responsibility	

Lot No.	Land Use	on File	Responsibility	Value
31-313	SINGLE-FAMILY RESIDENTIAL	313	HOMEOWNER	30.0
315	MULTI-FAMILY (TOWNHOMES)	256	M.F. HOA	13.8
315	COMMERCIAL/MIXED USE	57	M.U. HOA	2.0
316	PARK SITE		CITY	6.3
317	PARK SITE		HOA	1.8
318	PARK SITE		HOA	2.8
320	ENTRY GATE (PRIVATE)		HOA	0.3
320	ENTRY GATE (PRIVATE)		HOA	0.5
A-W, Z, TT-HH	OPEN SPACE		HOA	17.0
Y-BB	PUBLIC UTILITY EASEMENTS/FIRE ACCESS & COMMON ACCESS		HOA	0.3
CG-GG, JJ-LL	PRIVATE COURTS		HOA	1.0
MM-SS	PRIVATE INTERIOR STREETS		HOA	12.7
	PRIVATE STREET WITH PUBLIC ACCESS		HOA	0.5
X	BASIN WITH COMBINED USES OF WATER QUALITY TREATMENT, DETENTION AND HYDROMODIFICATION		HOA	0.6
	EXISTING GLENN RANCH ROAD		CITY	5.7
TOTAL		696		95.7

### LEGAL DESCRIPTION

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA,  
BEING A PORTION OF QUINN RANCH ROAD OF TRACT NO. 13524 AS SHOWN ON  
A MAP FILED IN BOOK 639, PAGES 11 THROUGH 15, INCLUSIVE, AND A  
PORTION OF LOT 9 OF TRACT NO. 13849, AS SHOWN ON A MAP FILED IN  
BOOK 639, PAGES 16 THROUGH 22, INCLUSIVE, BOTH OF MISCELLANEOUS MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH  
A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. LA 2010-01, RECORDED  
JANUARY 28, 2010, AS INSTRUMENT NO. 2010004601788, AND ALL OF  
PARCELS 2 AND 3 OF LOT LINE ADJUSTMENT NO. LA 2010-01, RECORDED  
JANUARY 28, 2010, AS INSTRUMENT NO. 2010004601788, AND ALL OF  
PARCELS 1 AND 2 OF LOT LINE ADJUSTMENT NO. LA 2008-01, RECORDED  
JANUARY 28, 2008, AS INSTRUMENT NO. 2008000358439, BOTH OF OFFICIAL RECORDS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

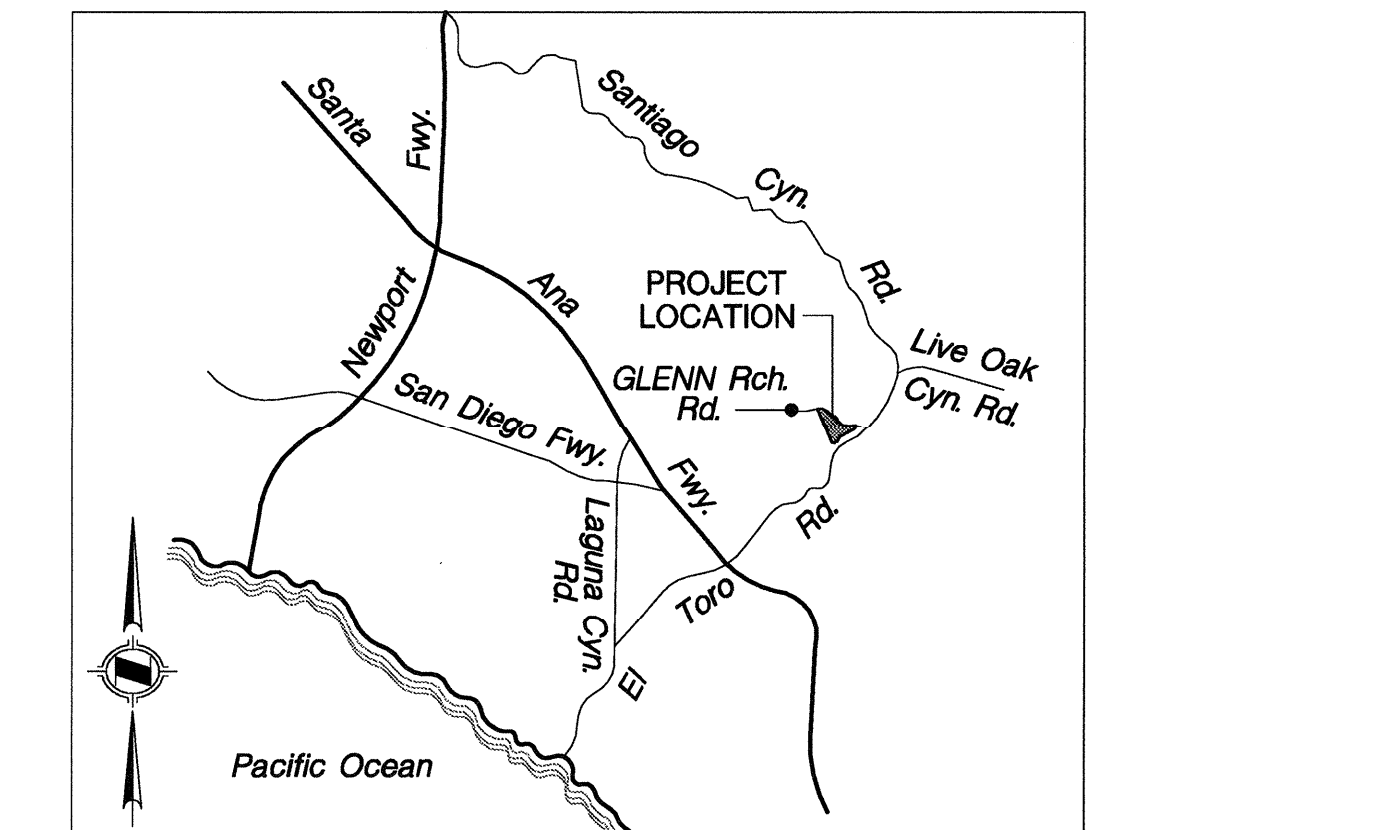
## STATEMENT OF OWNERSHIP

WE, SUNRANCH CAPITAL PARTNERS LLC, DO HEREBY STATE THAT WE ARE OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP, AND WE HAVE CONSENTED TO THE SUBMISSION OF SAID MAP.

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER  
MY SUPERVISION AND THAT THE OWNER OF RECORD HAS  
KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

DATE \_\_\_\_\_  
 \_\_\_\_\_  
 EDWARD A. MANOJCHAK  
 REGISTERED PROFESSIONAL ENGINEER

## VICINITY MAP



SINGLE FAMILY LOT AREA SUMMARY 49'X60' PRODUCT (4-PACK)					
Summary of Areas					
Lot No.	S.F.	Lot No.	S.F.	Lot No.	S.F.
244	3,382	247	2,975	248	2,975
245	3,370	267	2,975	249	2,975
246	3,433	268	2,975	250	2,975
247	3,366	269	3,338	251	2,975
248	3,429	270	3,337	252	3,322
249	3,362	271	3,337	253	3,222
250	3,375	272	3,337	254	2,975
251	3,336	273	3,337	255	2,975
252	3,336	274	3,337	256	3,336
253	3,222	275	3,336	257	2,975
254	3,247	276	3,356	258	2,975
255	3,200	277	3,366	259	3,680
256	3,327	278	3,142	300	3,641
257	3,106	279	3,142	301	3,641
258	3,106	280	3,627	302	3,680
259	2,975	281	3,583	303	3,640
260	2,975	282	3,331	304	3,640
261	2,975	283	3,331	305	3,546
262	2,975	284	3,331	306	3,142
263	2,975	285	3,317	307	3,183
264	2,975	286	3,317	308	3,291
265	2,975	287	2,975		

21	3,468	34	TOTAL GROSS		304,699 S.F.
22			AVERAGE GROSS		7.0 Acres
23					5,671 S.F.
<p><b>SINGLE FAMILY LOT AREA SUMMARY 45'X85' PRODUCT</b></p>					
Summary of Lots					
Lot No.	S.F.	Lot No.	S.F.	Lot No.	S.F.
81	4,055	109	4,618	137	3,872
82	4,620	110	4,726	138	4,274
83	4,620	111	4,223	139	4,618
84	3,976	112	4,600	140	5,660
85	4,013	113	5,149	141	4,466
86	4,484	114	4,806	142	4,173
87	4,774	115	3,867	143	4,085
88	4,232	116	4,985	144	3,926
89	3,946	117	4,641	145	3,868
90	3,942	118	4,253	146	3,890
91	4,288	119	4,287	147	3,924
92	5,678	120	3,871	148	4,161
93	4,224	121	3,871	149	4,501
94	4,224	122	3,871	150	4,261
95	4,453	123	3,876	151	4,439
96	4,667	124	3,837	152	4,321
97	7,186	125	4,976	153	4,232
98	3,876	126	4,025	154	4,261
99	3,825	127	4,124	155	4,260

OPEN SPACE SUMMARY			PRIVATE STREET SUMMARY		
Lot No.	S.F	Acres	Lot No.	S.F	Acres
A	16,064	0.37	MM	80,257	1.84
B	91,923	2.10	NN	91,211	2.09
C	44,267	1.02	OO	135,257	3.20
D	79,584	1.83	PP	96,263	2.07
E	150,942	3.47	QQ	60,431	1.39
F	97,258	2.23	RR	37,932	0.87
G	77,964	1.79	SS	52,682	1.21
H	240	0.01	<b>TOTAL</b>	<b>552,098</b>	<b>12.7</b>
I	17,885	0.41			
J	4,004	0.09			
K	25,677	0.54			
L	7,490	0.17			
M	665	0.01			
N	991	0.02			
O	1,478	0.03			
P	17,430	0.40			
Q	1,267	0.03			
R	14,518	0.33			
S	31,983	0.73			
T	1,060	0.02			
U	54	0.00			
V	527	0.01			
W	3,812	0.88			
Z	1,016	0.02			
AA	11,523	0.03			
HH	53,769	1.23			
<b>TOTAL</b>	<b>741,786</b>	<b>17.9</b>			

105	4,976	133	3,851	161	5,442
106	5,065	134	3,824	162	5,723
107	4,836	135	4,252	163	5,139
108	4,739	136	5,019		
					TOTAL GROSS 368,543 S.F.
					2.4 Acres
					AVERAGE GROSS 4,468 S.F.

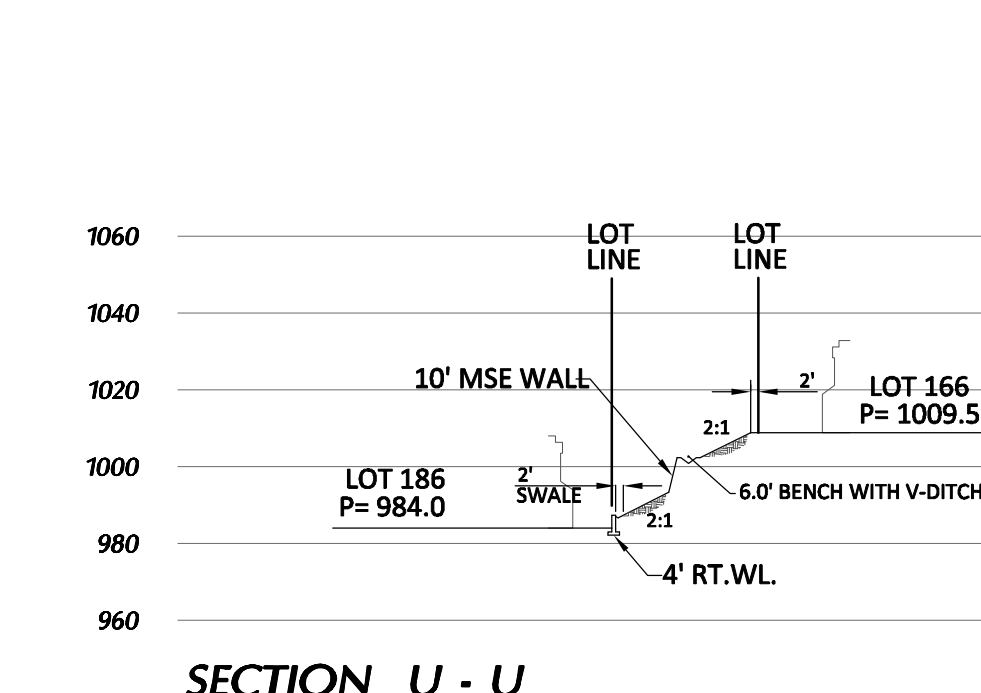
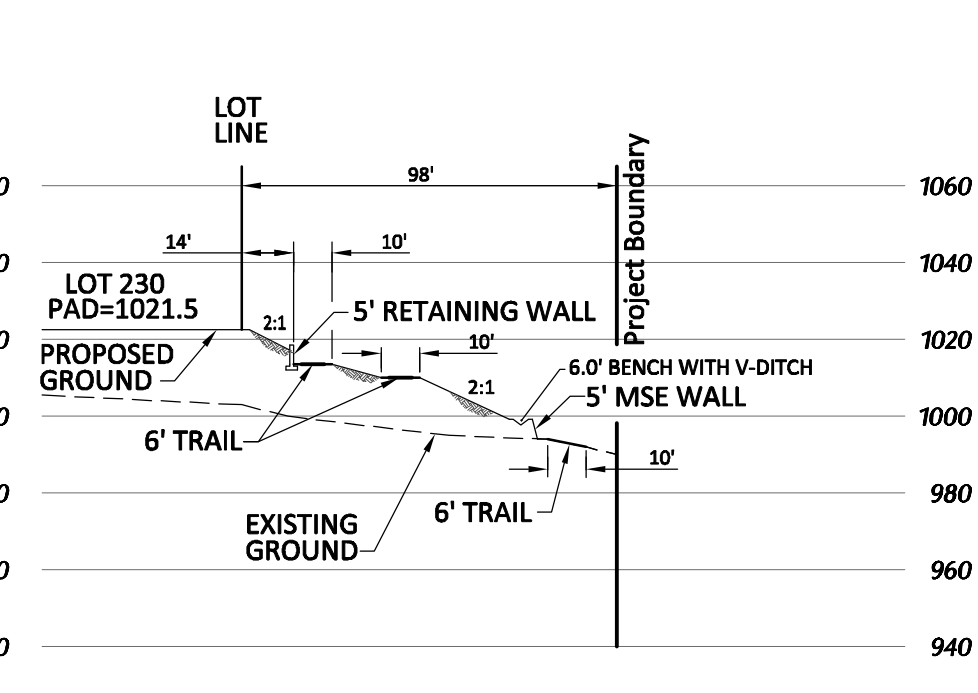
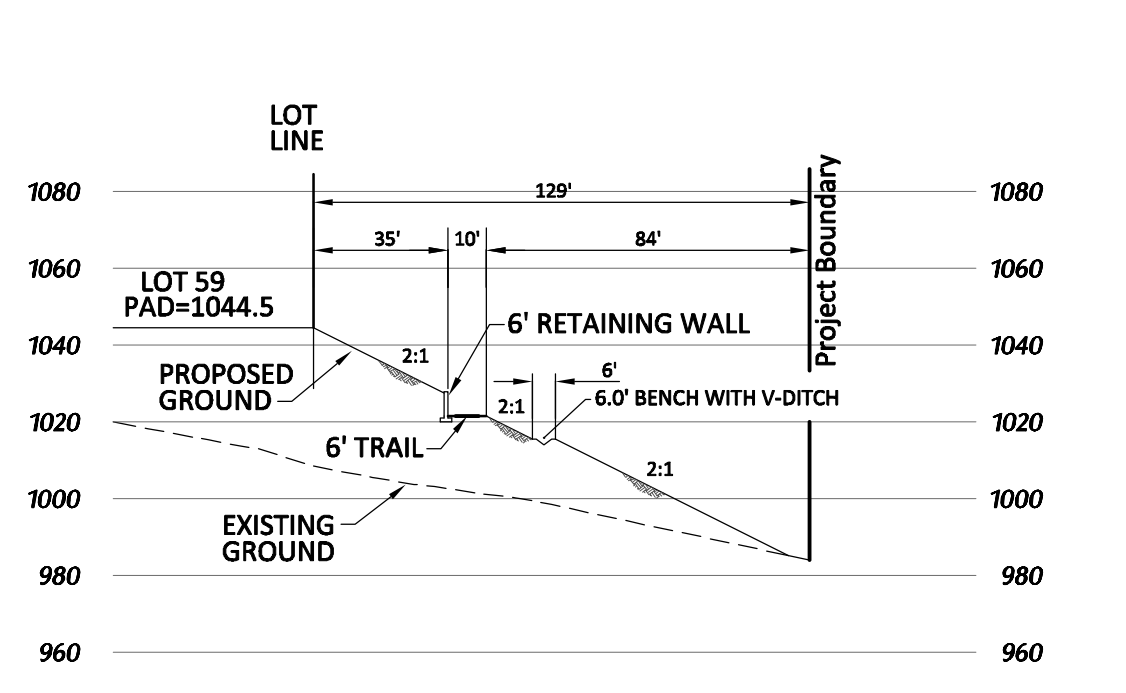
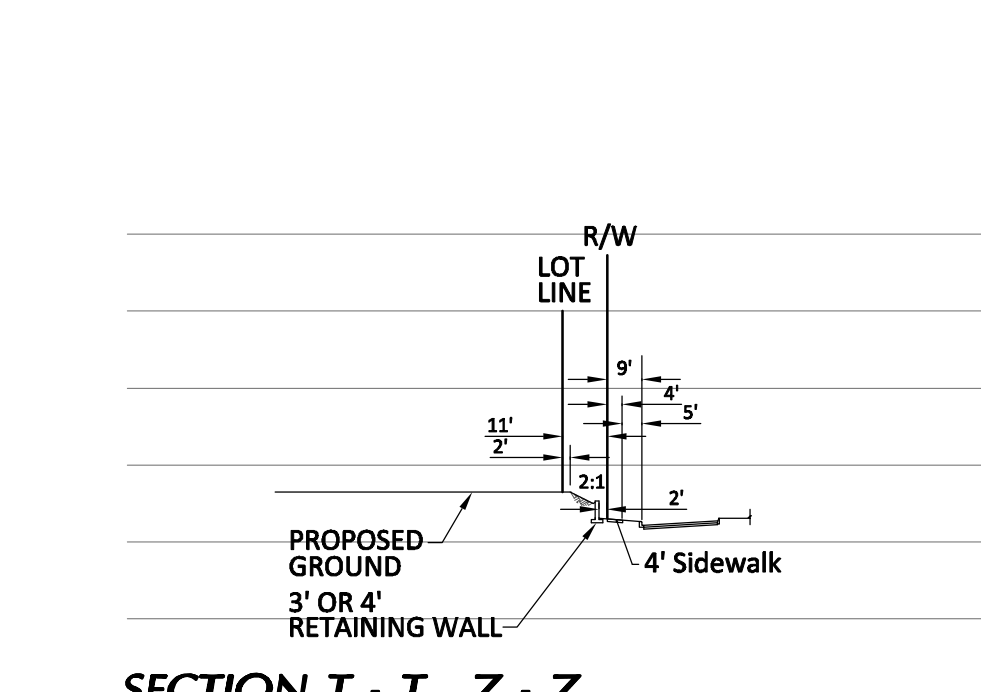
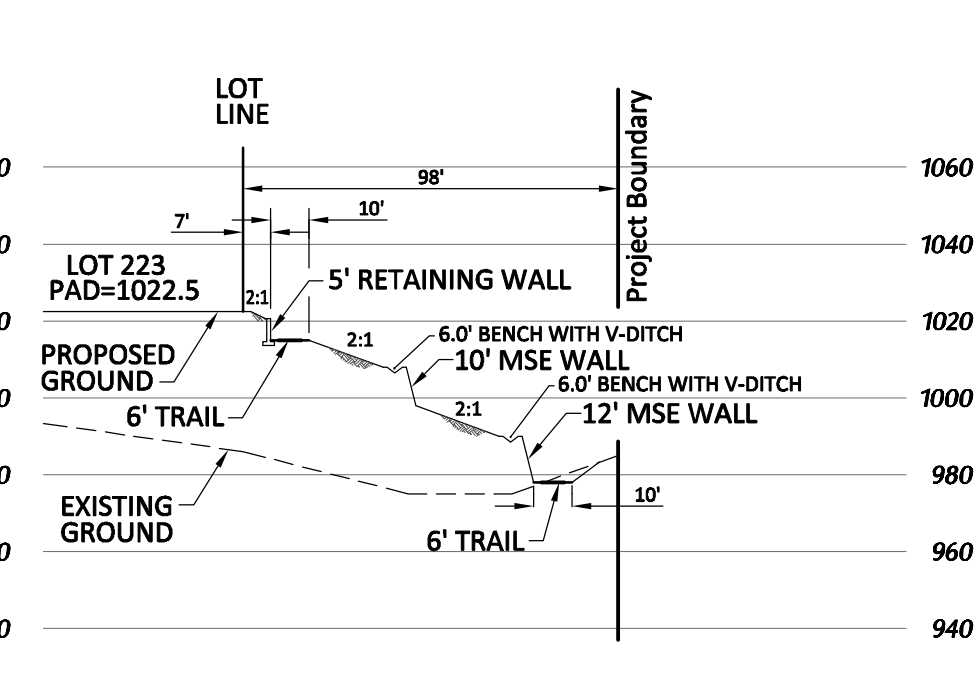
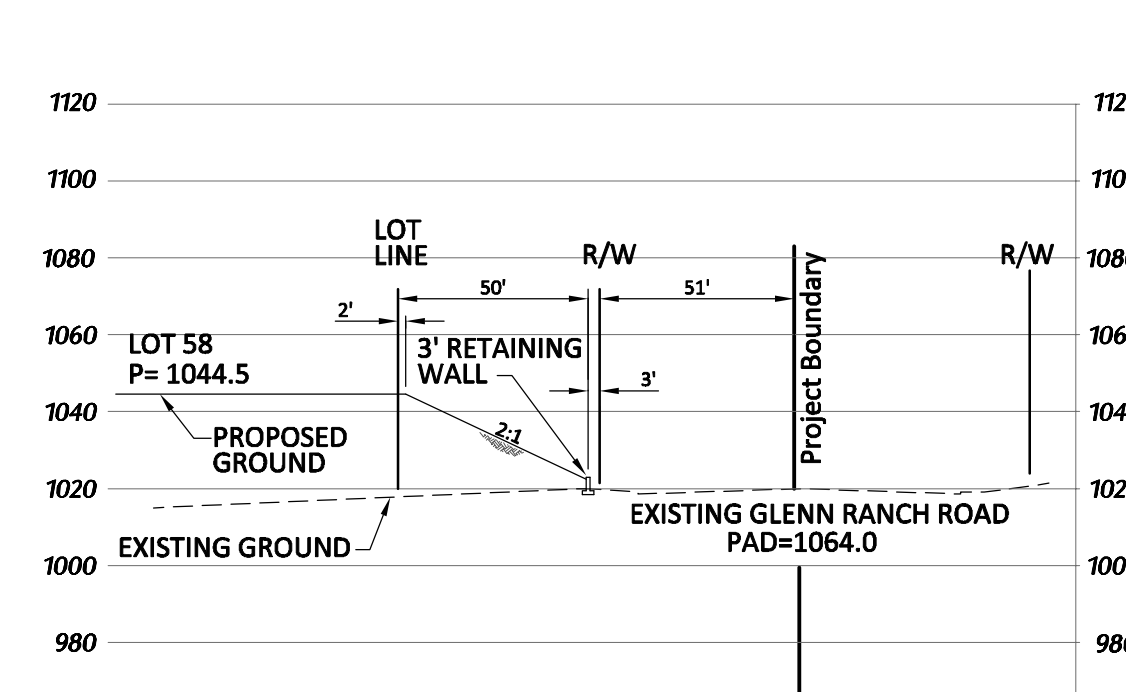
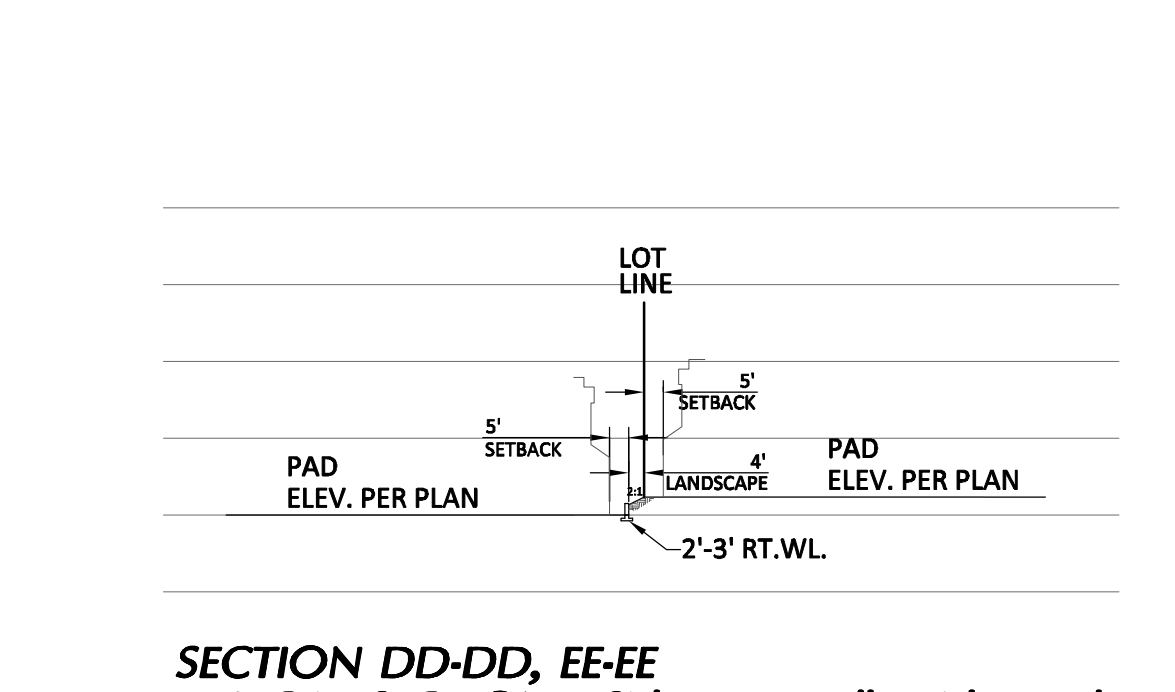
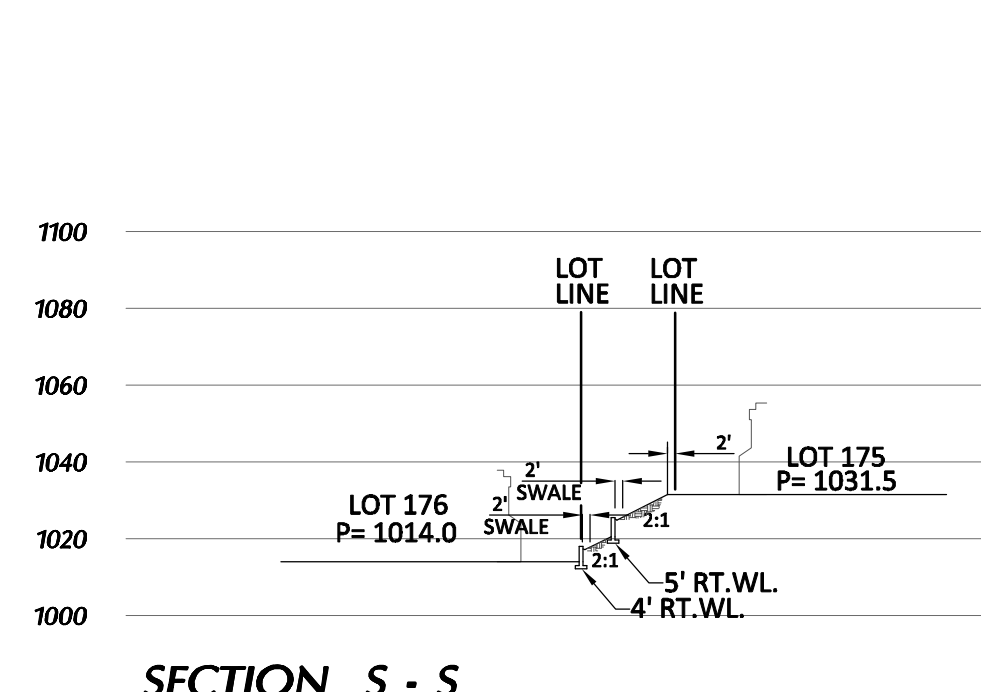
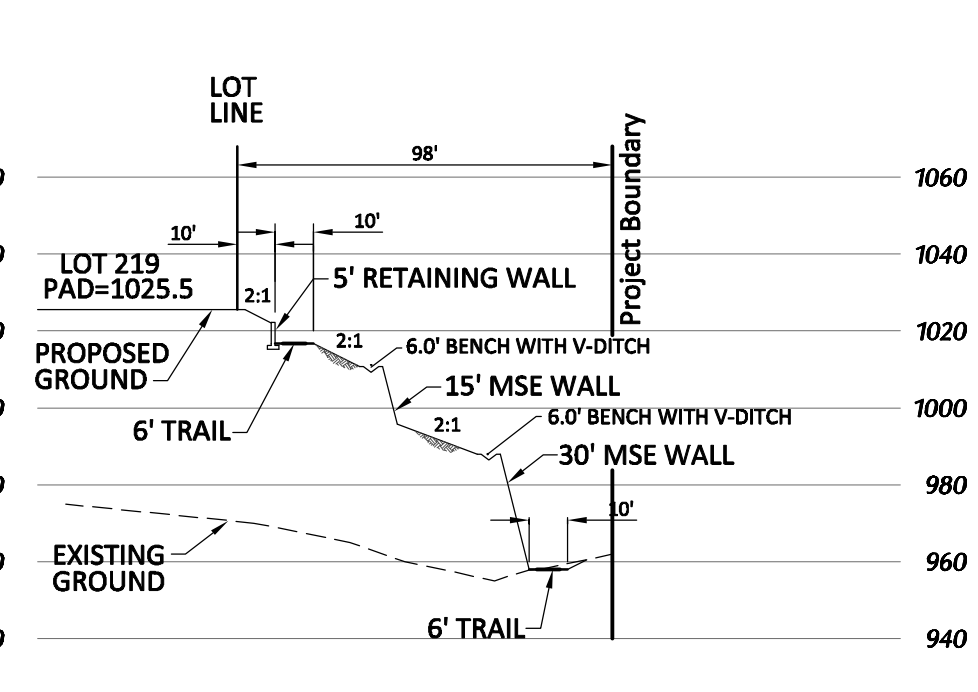
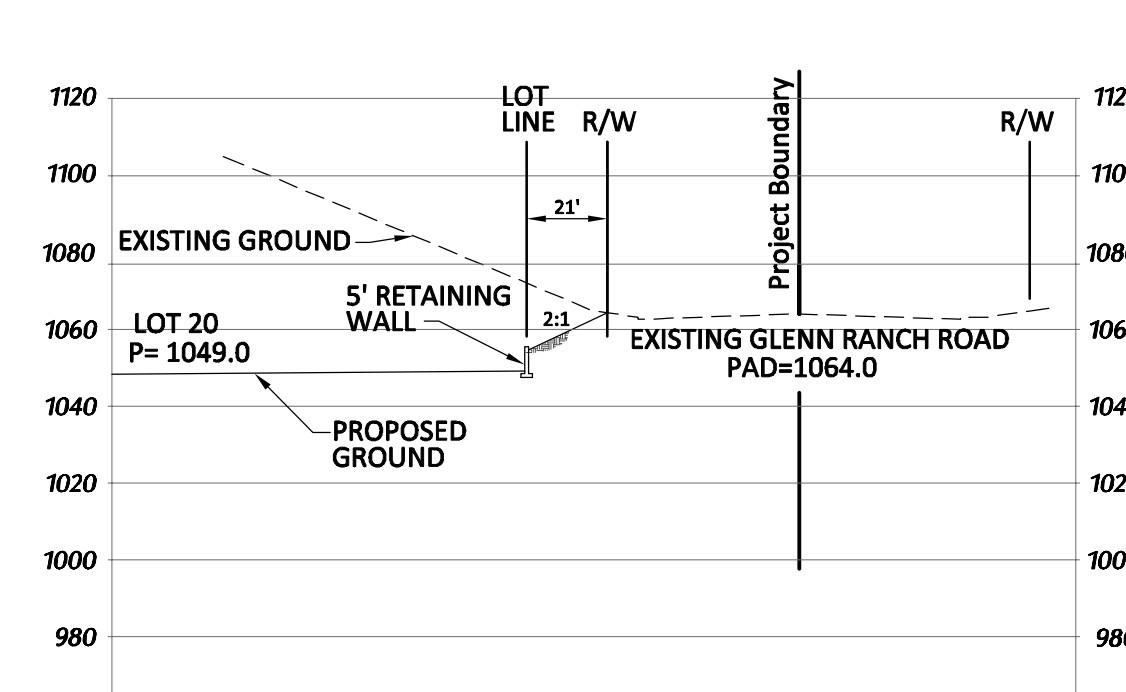
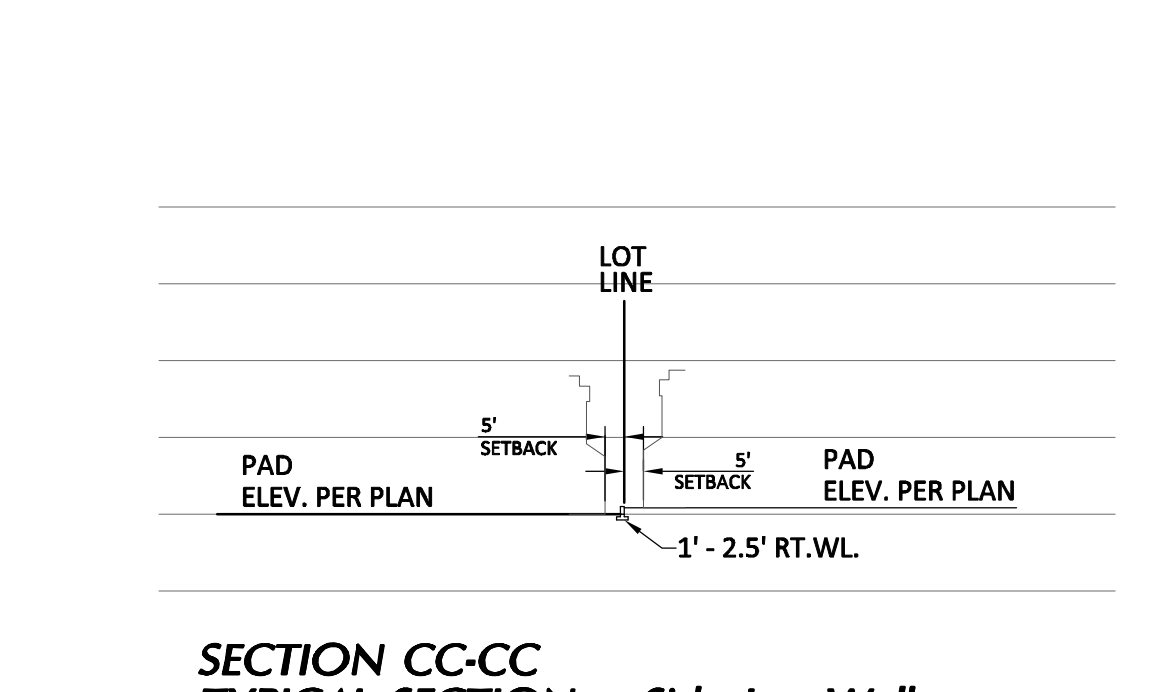
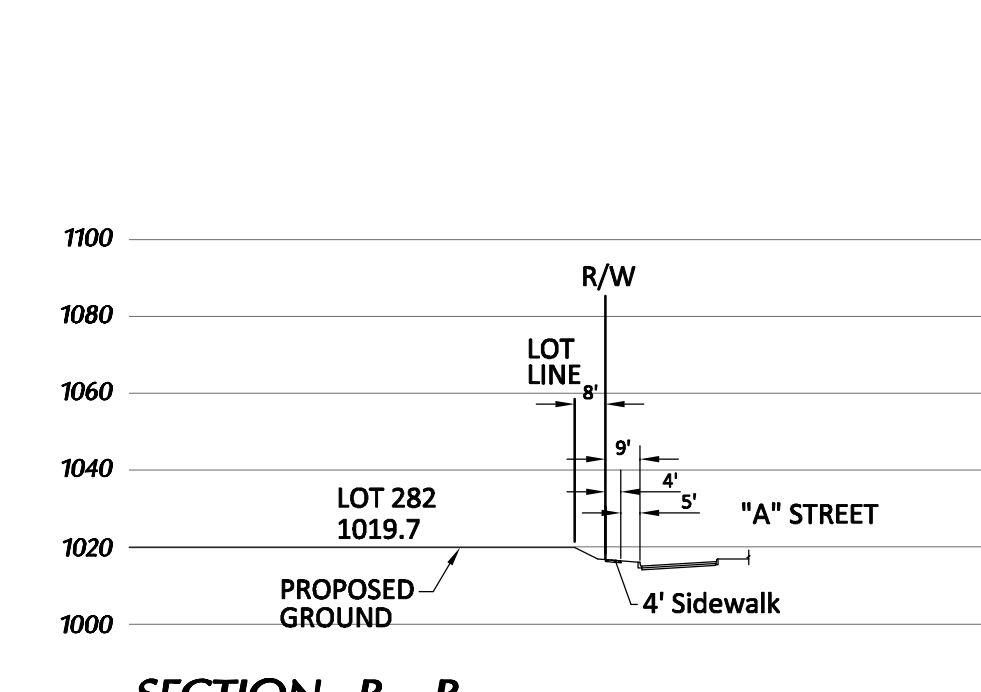
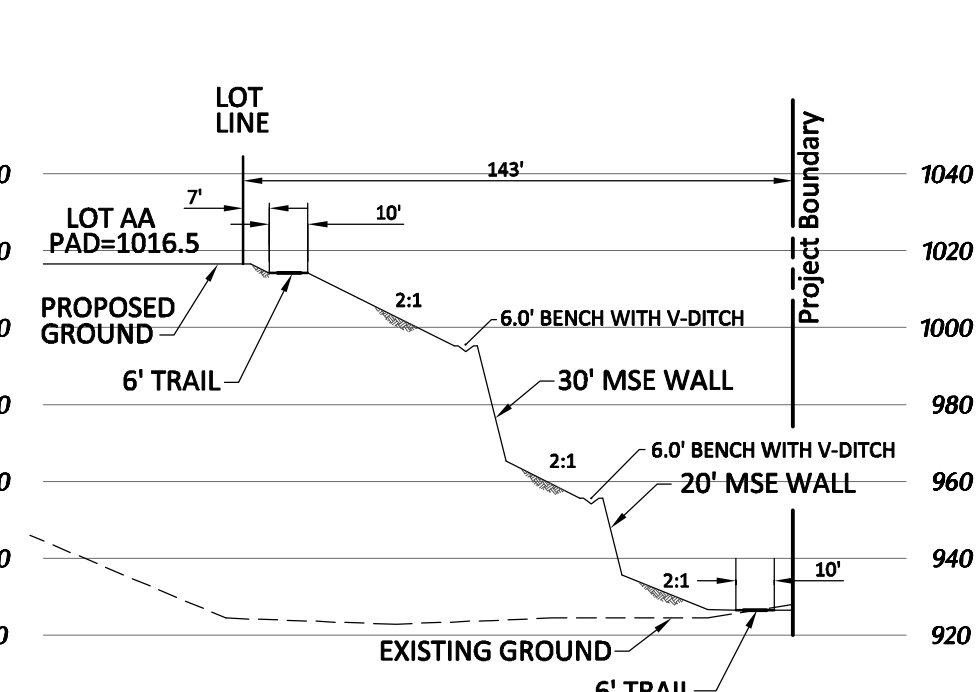
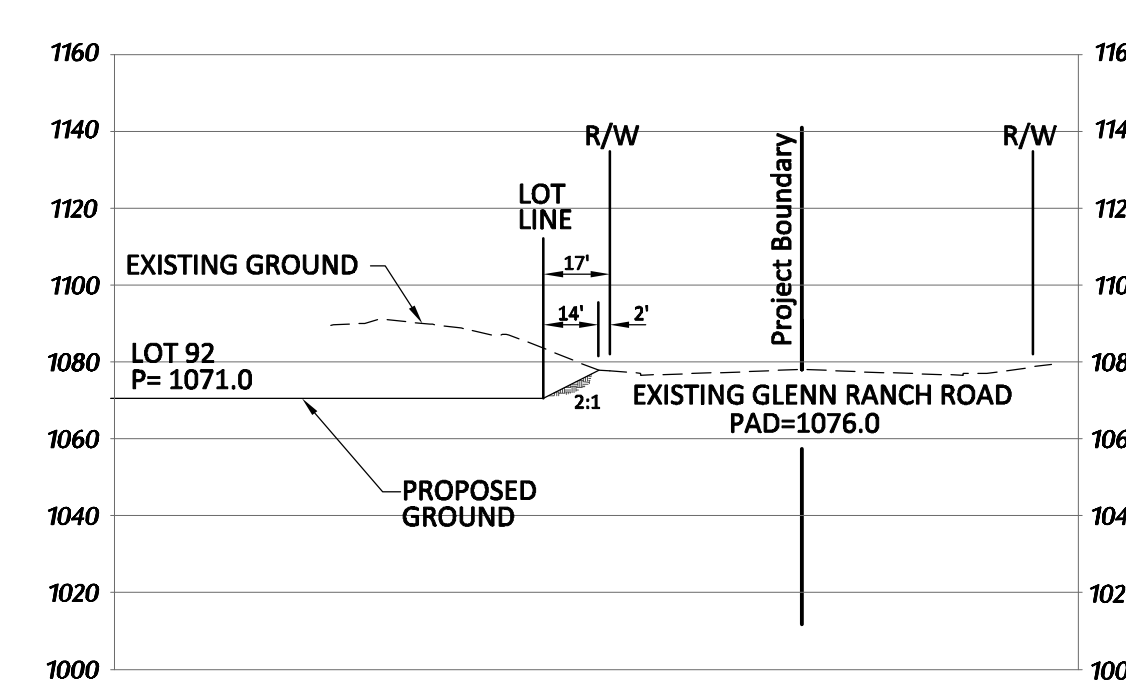
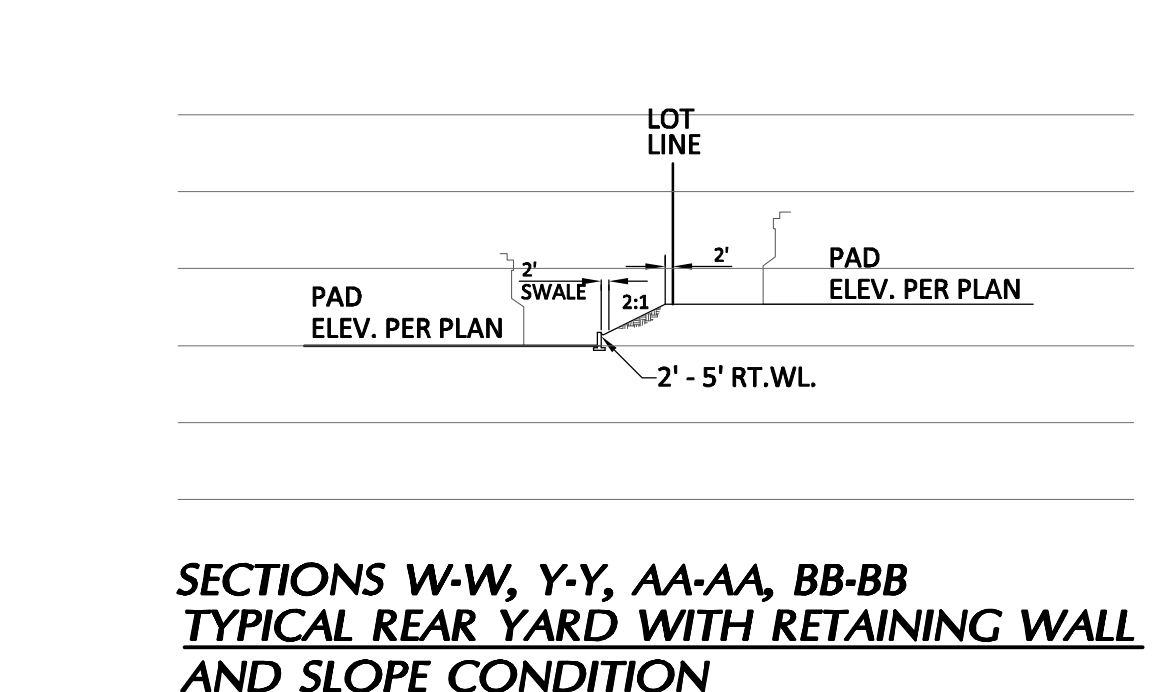
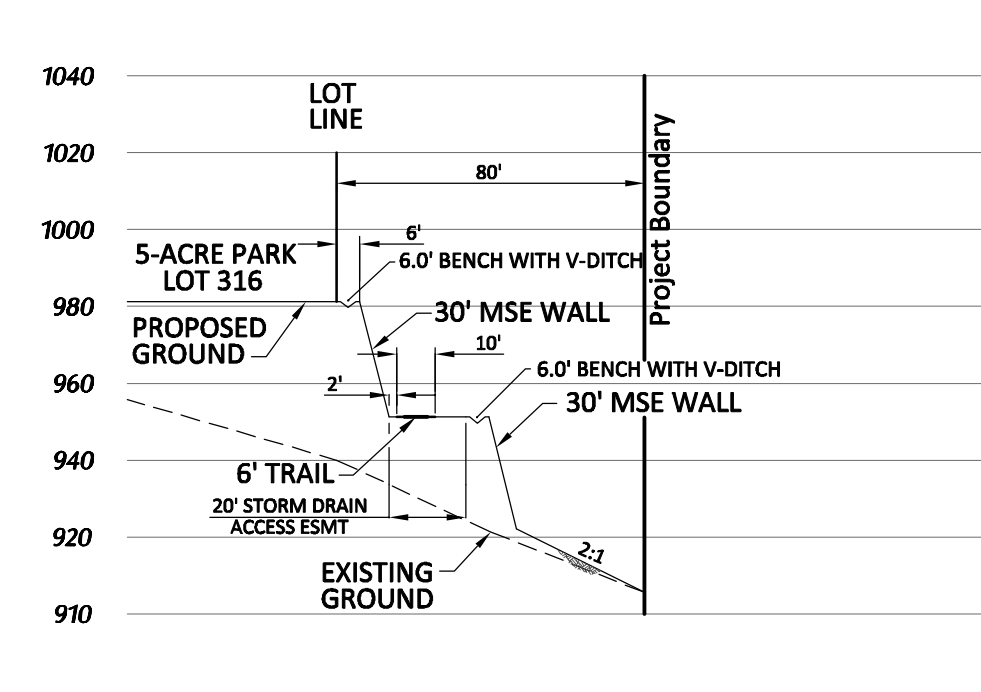
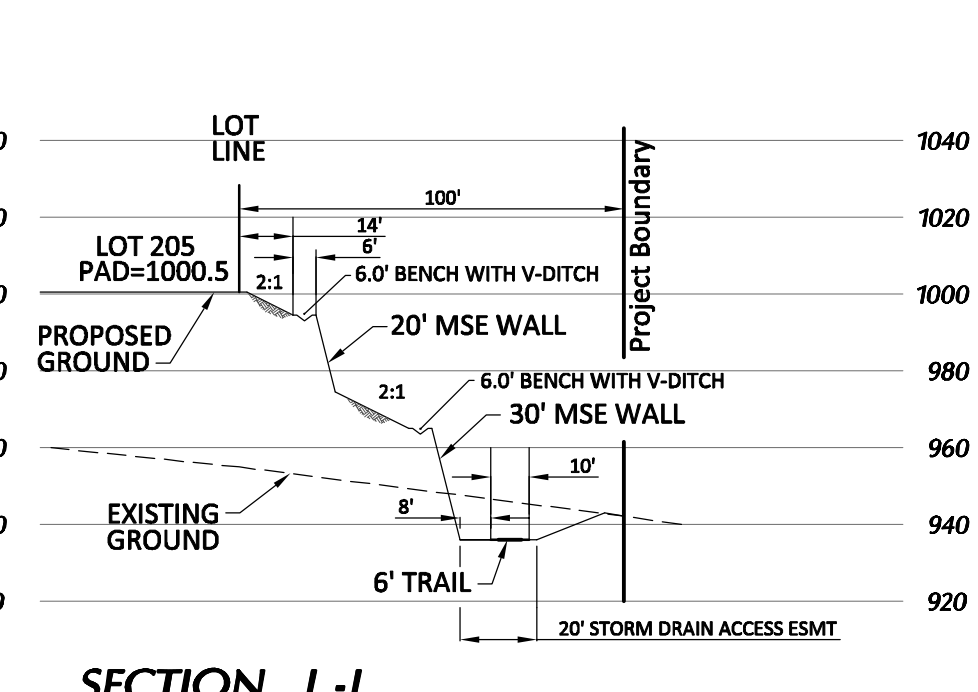
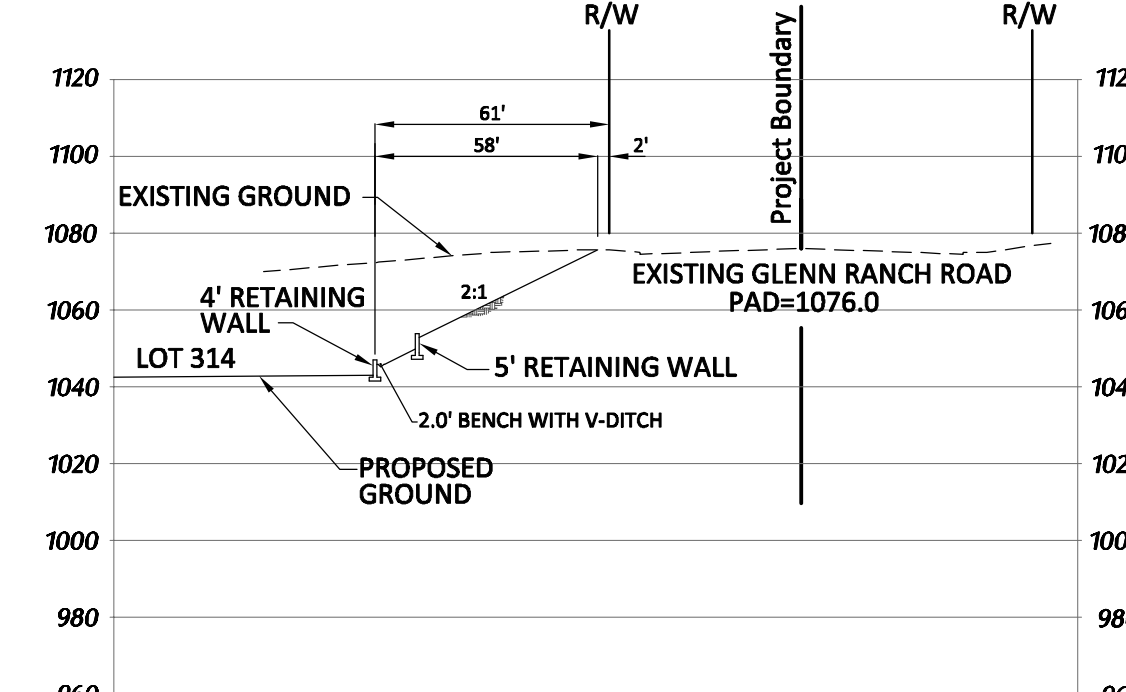
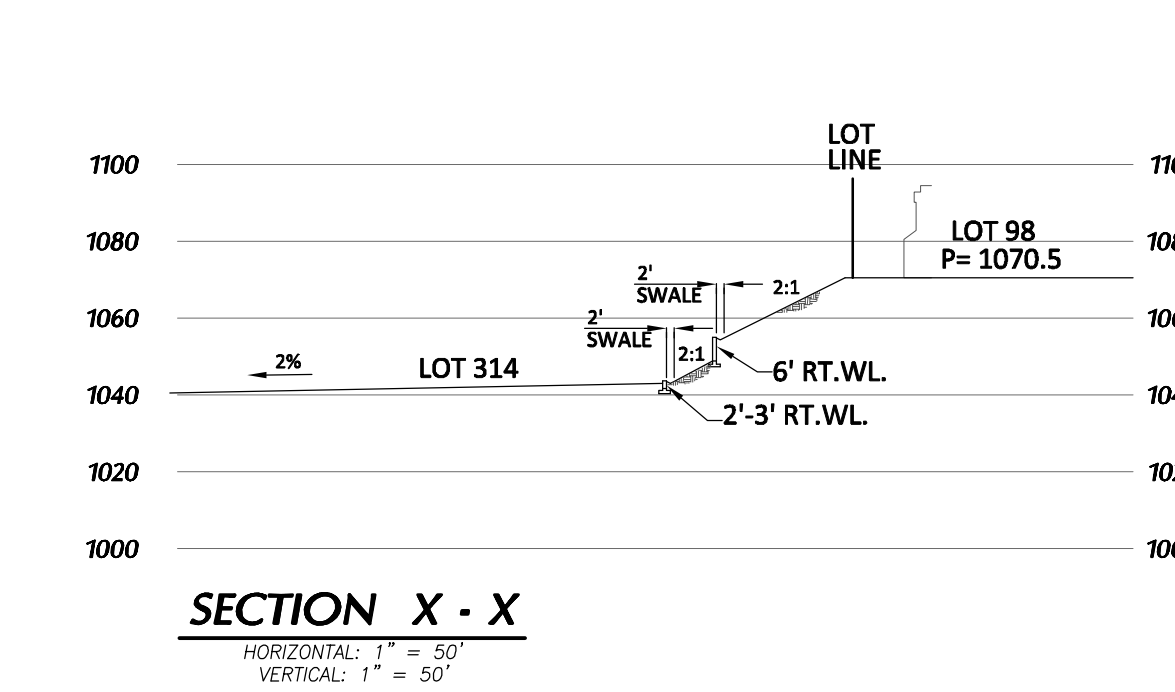
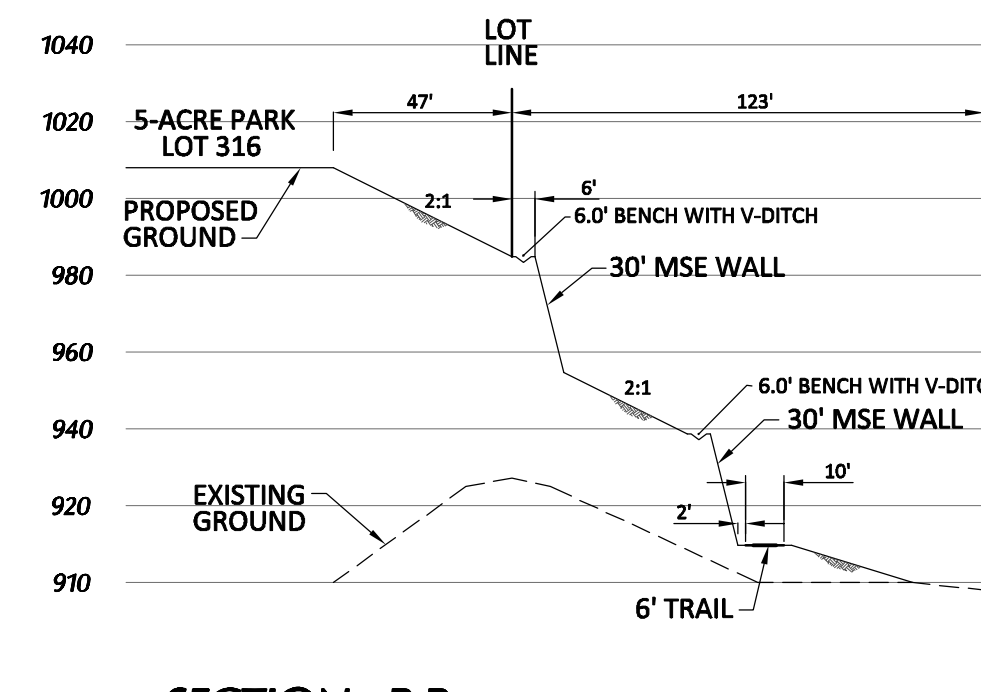
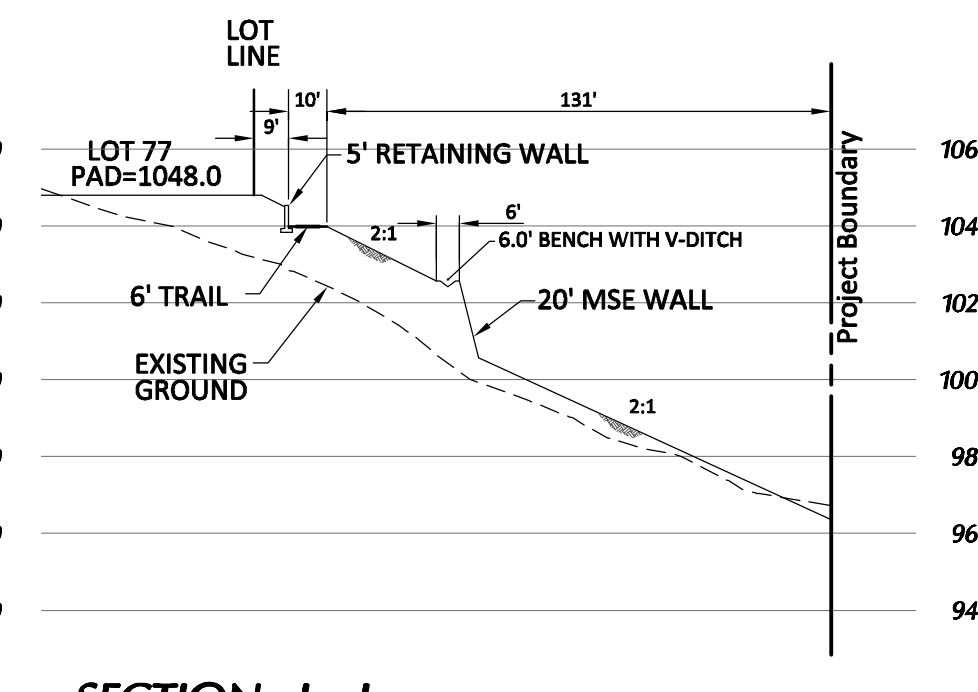
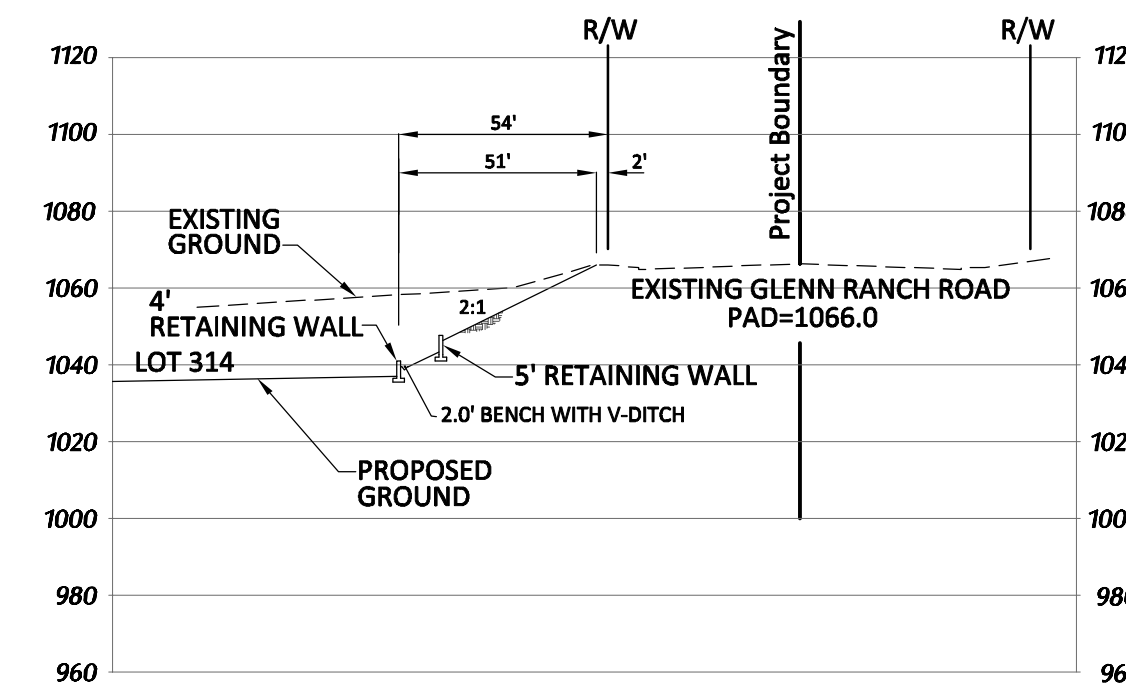
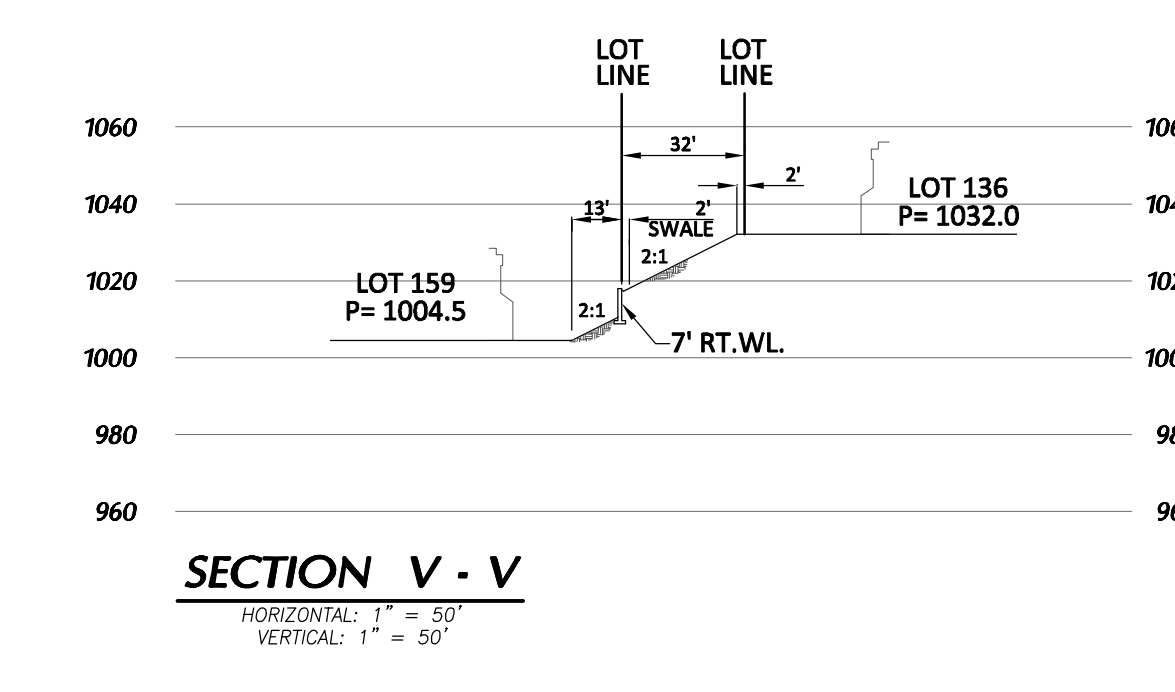
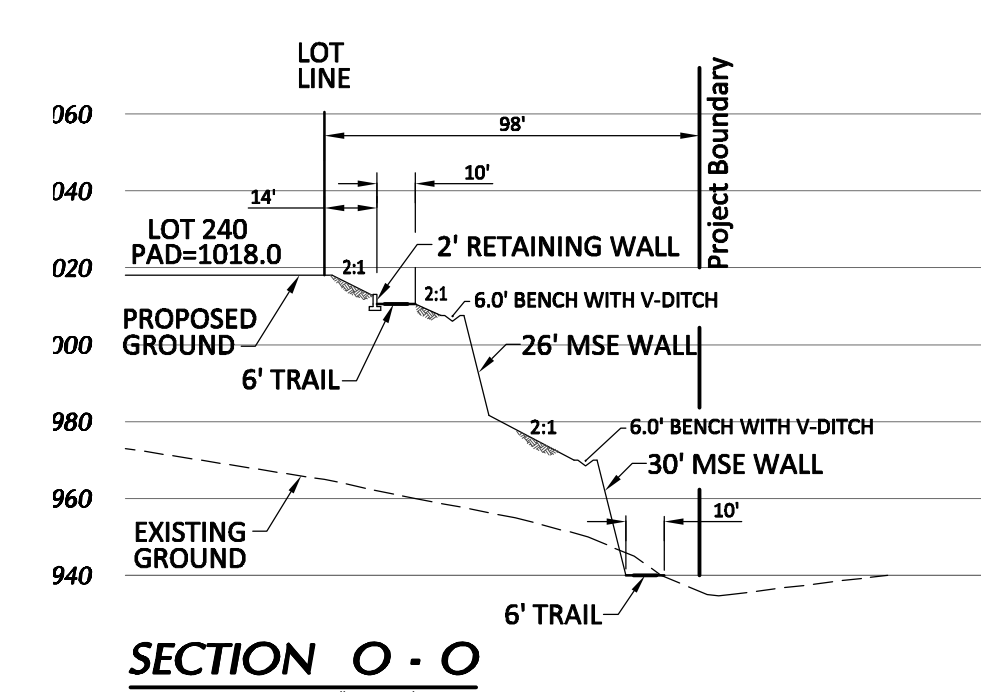
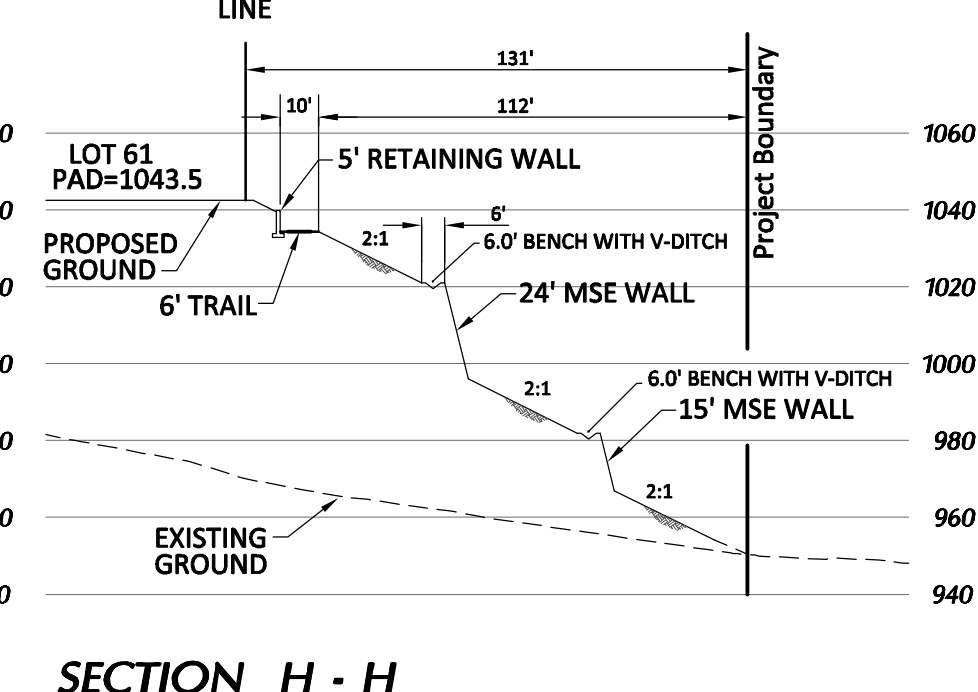
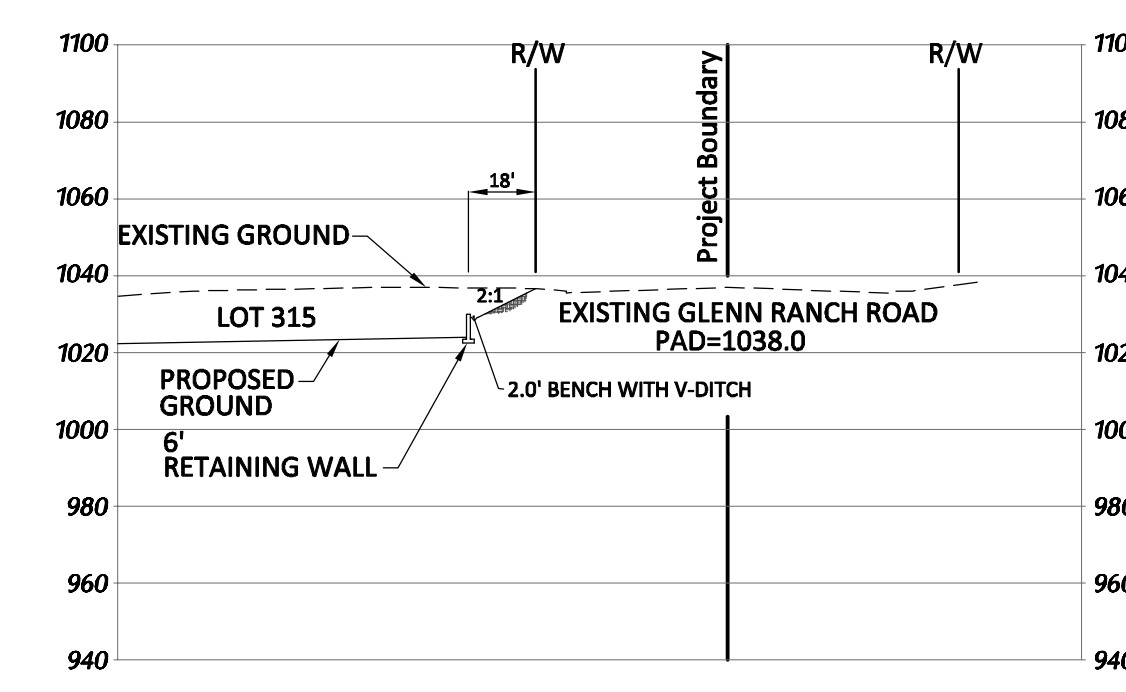
**SINGLE FAMILY  
LOT AREA SUMMARY  
50'X90' PRODUCT**

Summary of Acreages					
Lot No.	S.F.		S.F.		
164	6,523	193	4,938	222	4,542
165	6,187	194	4,867	223	4,504
166	5,567	195	5,951	224	4,500
167	5,788	196	5,587	225	4,501
168	5,363	197	4,456	226	4,499
169	5,139	198	4,900	227	4,500
170	5,317	199	4,900	228	4,595
171	5,500	200	4,900	229	4,680
172	5,718	201	4,900	230	4,500
173	6,019	202	4,900	231	4,500
174	6,019	203	4,900	232	4,500
175	5,449	204	4,900	233	4,500
176	4,294	205	5,252	234	4,500
177	5,031	206	5,252	235	4,500
178	5,160	207	5,252	236	4,500
179	5,332	208	4,924	237	4,546
180	4,899	209	5,529	238	4,715
181	4,944	210	5,529	239	4,439
182	5,166	211	5,306	240	4,861

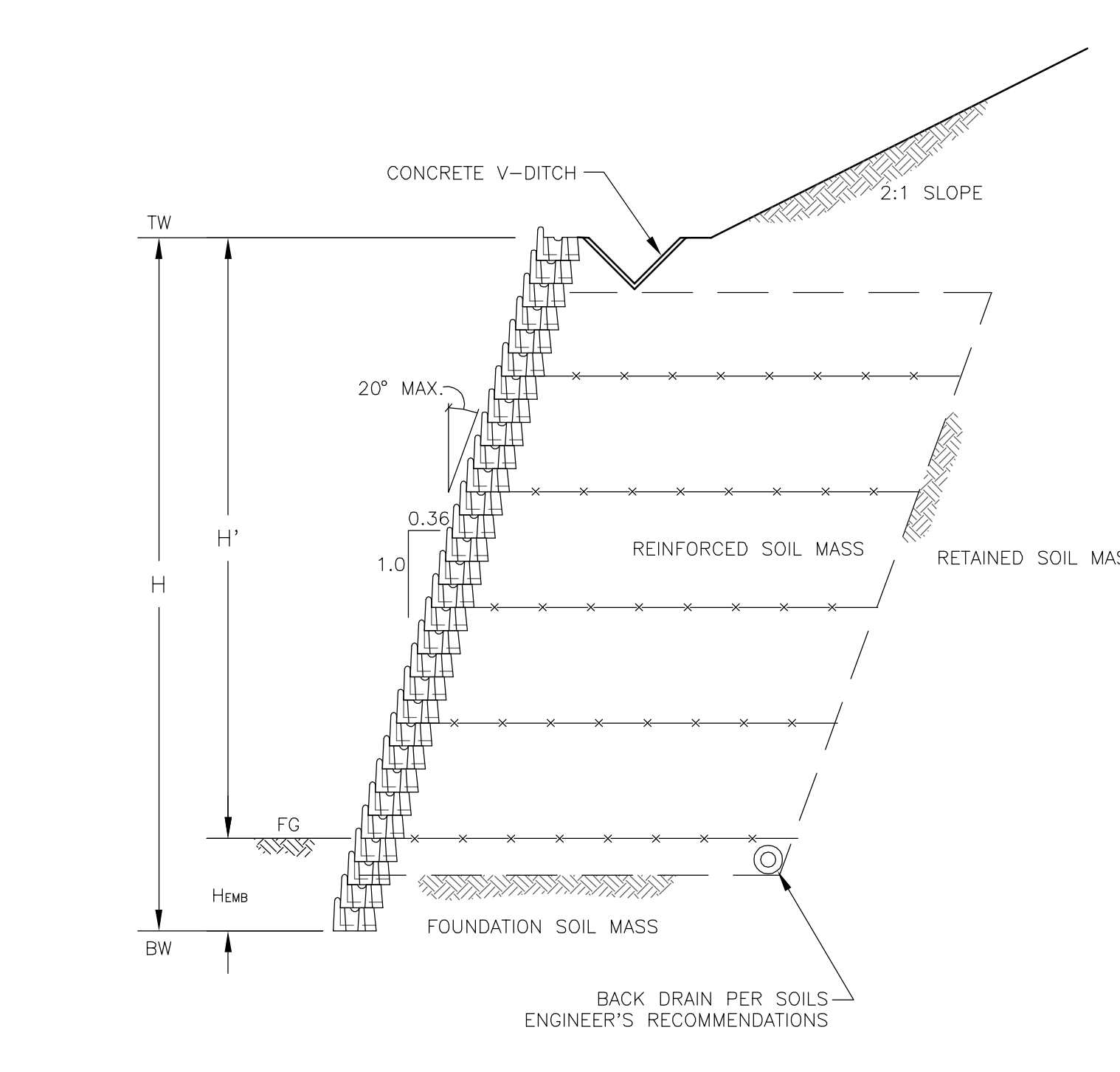
GATED ENTRY SUMMARY			PARK SUMMARY		
Lot No.	S.F.	Acres	Lot No.	Gross	Net
319	13,843	0.3	316	6.3	5.0
320	20,674	0.5	317	1.7	1.6
<b>TOTAL</b>	<b>34,517</b>	<b>0.8</b>	318	3.3	2.6

184	5,038	213	5,361	242	6,879
185	4,946	214	6,533	243	7,353
186	4,872	215	5,465	309	4,530
187	4,500	216	5,014	310	4,686
188	4,500	217	5,177	311	5,320
189	4,500	218	4,717	312	5,156
190	4,500	219	4,673	313	4,577
191	4,500	220	4,629		
192	4,500	221	4,585		

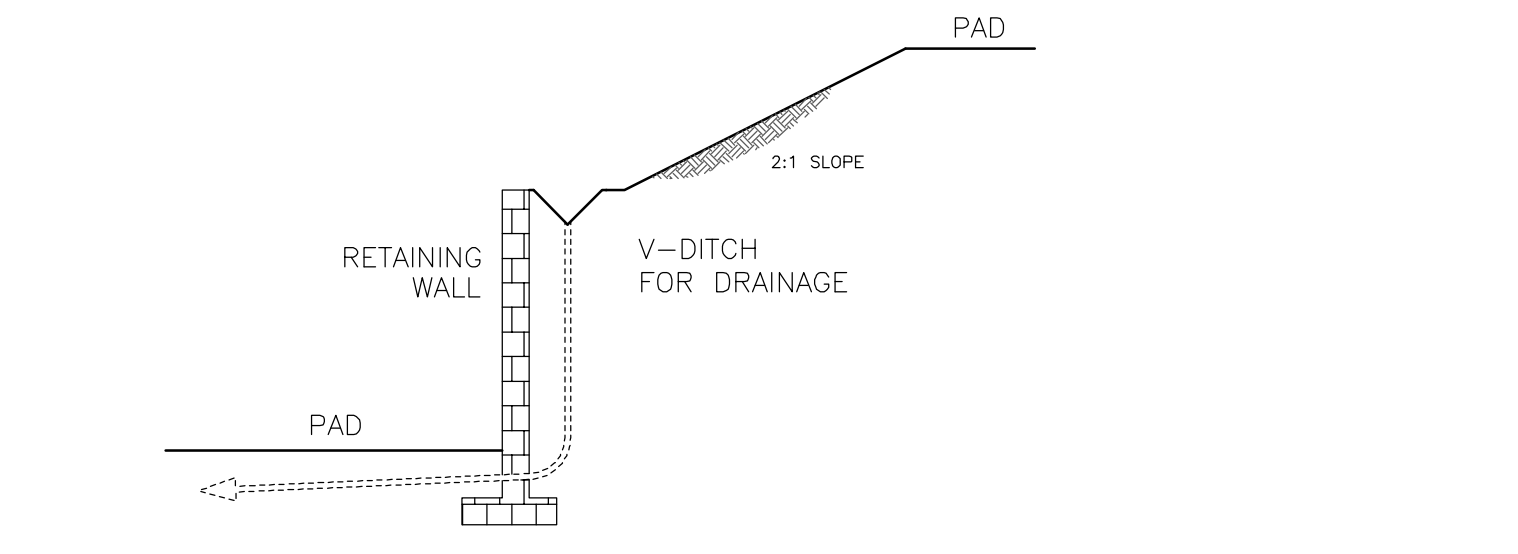




## KEY MAP



**TYPICAL MSE DETAIL\***  
\*CONCEPTUAL DETAIL. SHALL BE DESIGNED AND ENGINEERED BY OTHERS.



**VERTICAL RETAINING WALL  
DETAIL FOR WALLS OVER 4'**

## LEGEND

- GEOSYNTHETIC REINFORCEMENT
- OVERALL WALL HEIGHT
- EXPOSED WALL HEIGHT
- WALL EMBEDMENT
- FINISHED GRADE
- TOP OF WALL
- BOTTOM OF WALL

**PREPARED FOR:**  
**SUNRANCH**  
**CAPITAL PARTNERS, LLC**  
280 NEWPORT CENTER DRIVE  
SUITE 240  
NEWPORT BEACH, CA 92660

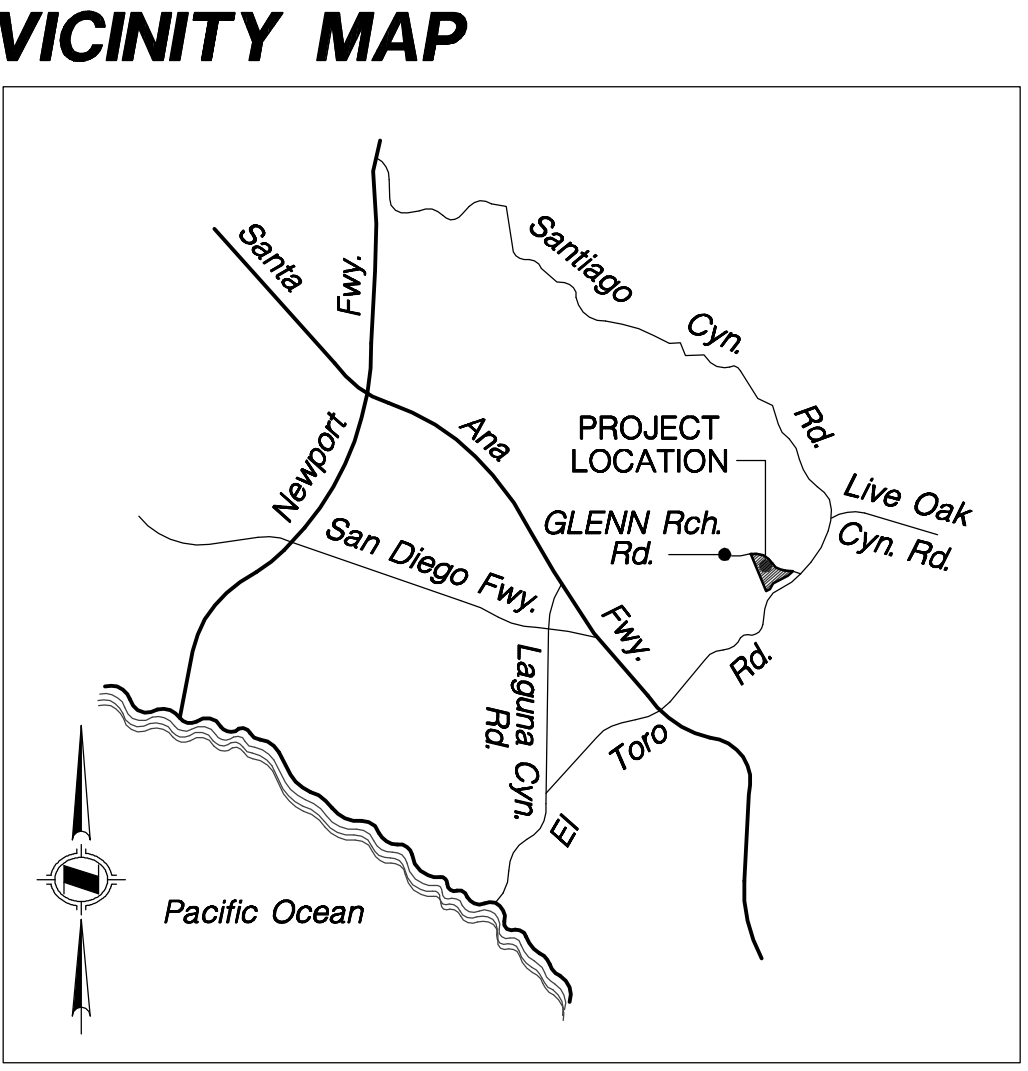
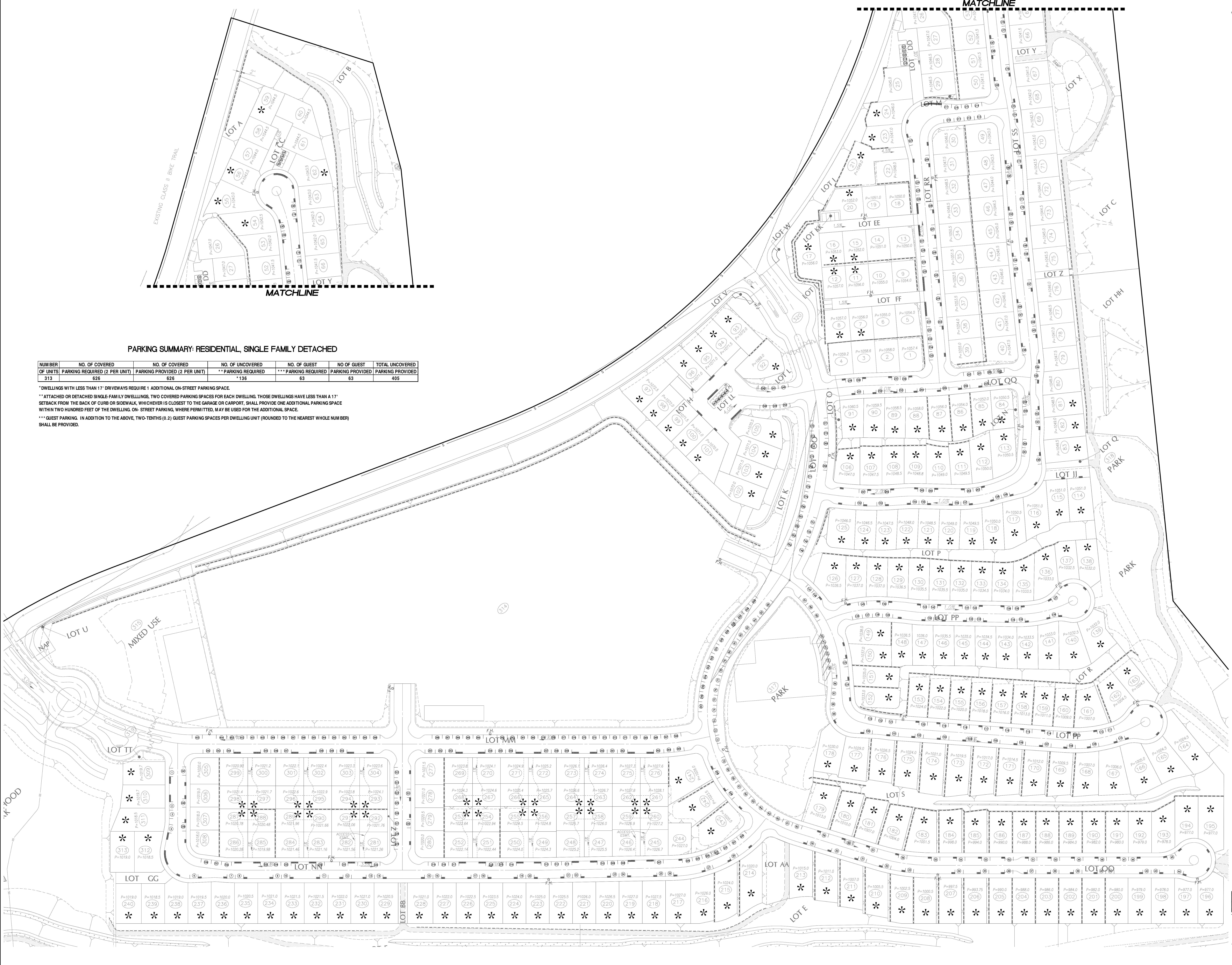
**PREPARED BY:**  
**H&A**  
HUNSAKER & ASSOCIATES  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes Irvine, CA 92618  
PH (949) 583-0759 • PH (949) 583-1070

# Sections & Profiles

## TENTATIVE TRACT MAP NO. 15353

MAP DATE IDENTIFIER	DATE OF THIS PLAN
8/7/13 BY: LP	09/27/13





LEGEND

- TRASH CANS
- STALL NO.
- PARKING SPACE
- STALL NO.
- PARKING SPACE
- LOTS WITH DRIVEWAYS THAT MEET OR EXCEED 17'

PREPARED FOR:  
**SUNRANCH CAPITAL PARTNERS, LLC**  
280 NEWPORT CENTER DRIVE  
SUITE 240  
NEWPORT BEACH, CA 92660

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes • Irvine, CA 92618 • PH (949) 583-1010 • FX (949) 583-0759

**PARKING STUDY**  
**TTM 15353**

PARKING SUMMARY: RESIDENTIAL, SINGLE FAMILY DETACHED

NUMBER OF UNITS	NO. OF COVERED PARKING REQUIRED (2 PER UNIT)	NO. OF COVERED PARKING PROVIDED (2 PER UNIT)	NO. OF UNCOVERED PARKING REQUIRED	NO. OF UNCOVERED PARKING PROVIDED	NO. OF GUEST PARKING REQUIRED	NO. OF GUEST PARKING PROVIDED	TOTAL UNCOVERED PARKING PROVIDED
313	626	626	*136	63	63	63	405

\* DWELLINGS WITH LESS THAN 17' DRIVEWAYS REQUIRE 1 ADDITIONAL ON-STREET PARKING SPACE.  
\*\* ATTACHED OR DETACHED SINGLE-FAMILY DWELLINGS, TWO COVERED PARKING SPACES FOR EACH DWELLING. THOSE DWELLINGS HAVE LESS THAN A 17' SETBACK FROM THE BACK OF CURB OR SIDEWALK, WHICHEVER IS CLOSEST TO THE GARAGE OR CARPORT, SHALL PROVIDE ONE ADDITIONAL PARKING SPACE WITHIN TWO HUNDRED FEET OF THE DWELLING. ON-STREET PARKING, WHERE PERMITTED, MAY BE USED FOR THE ADDITIONAL SPACE.  
\*\*\* GUEST PARKING. IN ADDITION TO THE ABOVE, TWO-TENTHS (0.2) GUEST PARKING SPACES PER DWELLING UNIT (ROUNDED TO THE NEAREST WHOLE NUMBER) SHALL BE PROVIDED.